



Addendum 1

Invitation to Bid HNS 21-36

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2920 Mayflower Rd		Revolution Park Neighborhood
Bid Walk: 2/18/2021 at 10:30 am (THURSDAY)		
Bid Opening: 2/26/2021 at 5:00 pm (FRIDAY)		
Client Name: Joseph Jeter		Lead and Rehab
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **2920 Mayflower Rd** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated:

Number of Pages:

Addenda # 1 Dated: 2/21/2021

Number of Pages: 15

Addenda # 2 Dated:

Number of Pages:

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elizabeth.lamy@charlottenc.gov

HOUSING & NEIGHBORHOOD
SERVICES

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2920 Mayflower Rd
Charlotte, NC 28208

Owner: Joseph Jeter

Owner Phone: Cell: (704) 819-1719

Structure Type: Single Unit

Program(s): Healthy Homes

Square Feet: 1003

Year Built: 1948

Property Value: 65000

Tax Parcel: 14509210

Census Tract:

Property Zone:

Fiberglass Walk-In Shower - PAN only

BATHROOM

Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations.

***Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceramic Wall Tile - Shower Surround

BATHROOM

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

***Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

17" Height Commode Replace

BATHROOM

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Grab Bars

BATHROOM

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Pedestal Sink - Complete

BATHROOM

Install a vitreous china pedestal lavatory complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. All materials and work shall comply with the Construction Standards and the Plumbing Code.

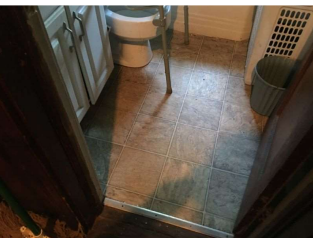


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Resilient Flooring

BATHROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Prep & Paint Room Semi Gloss

BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

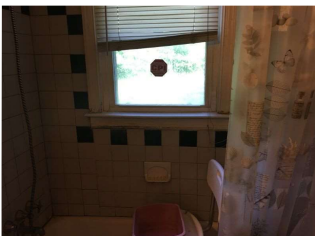


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Tempered Window Sash Conversion

BATHROOM

Replace sashes of window in shower to ensure glass is tempered to Code. Replace necessary window components. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E window sashes including half screens. Repair all areas disturbed by removal and installation.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

GFCI Receptacle 20 AMP

BATHROOM

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Bath Exhaust Fan - New Installation

BATHROOM

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Light Fixture Replace

BATHROOM

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.

***Work includes installation of new wall switch as existing light fixture has a pull chain.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Resilient Flooring

BEDROOM

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

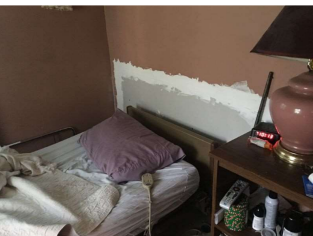


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Flat

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Ceiling Repair

DINING ROOM

Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mesh and mud over mesh with the appropriate material. Wet sand and smooth.

***Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Resilient Flooring

DINING ROOM

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

***Flooring finish materials and mastic contain Regulated Asbestos Containing Materials (RACMs). New resilient flooring is to be installed over-top of existing flooring. Do NOT remove existing flooring.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

DINING ROOM AND LAUNDRY

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Prep & Paint Exterior Surfaces - Aluminum and Masonry

EXTERIOR

Exterior

Prep and paint all tan-colored aluminum siding and tan-colored masonry (brick and block). Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Home will be painted Owner's choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

***For painting aluminum siding, please use an oil-based primer and 100% acrylic paint. DO NOT use latex as it causes damage to aluminum.

***Price shall also include painting all existing PAINTED masonry. Areas that are currently unpainted will not be painted.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prehung Metal Door Entrance - Rear Entry

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

***Wrapping the wood header and casing are on the lead scope.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

****Count is for (3) detectors.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Electric Split System - Heat Pump

GENERAL REQUIREMENTS

Install a new 14 SEER heat pump unit outside on a new pad, using R410A refrigerant. A new air handler shall be installed in the attic with a new drain pan. Work includes installation of new programmable thermostat, electrical connections, and sealing duct connections with mastic.

***Existing system currently uses R-22 refrigerant.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Asbestos Abatement Scope

GENERAL REQUIREMENTS

***Please see Asbestos report. Drywall joint compound throughout the house; multiple layers of floor finish materials and mastic in the dining room contains Regulated Asbestos Containing Materials (RACM). Removal and/or disturbance of RACM must be completed by a licensed North Carolina Asbestos Abatement Contractor. OSHA requirements must be followed in regards to removal and disposal of RACM.

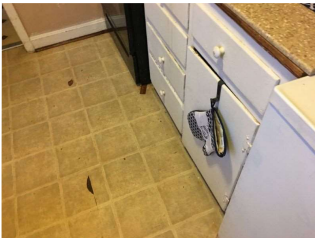
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

***Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Electric Tabletop Water Heater

KITCHEN

Install a 38-gallon electric tabletop water heater. Unit shall be insulated, have a glass-lined tank and temperature and pressure relief valve. Water heater shall have a 6-year warranty.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

***Kitchen faucet has recently been replaced by the Owner. Please re-install this faucet.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work shall also include completing wall repair and trim-out of existing washing machine connection.

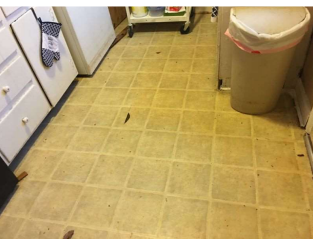


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Resilient Flooring

KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Band Joist and Sill Replacement

KITCHEN

Remove and replace decayed/damaged band joist and sill to Code. Remove all deteriorated wood framing members prior to replacement, and reattach or replace affected floor joists as necessary.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.
***Price is for the change out of (2) existing outlets.

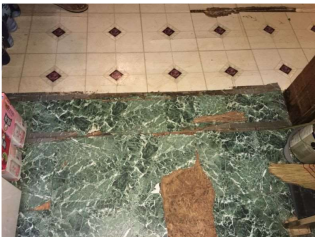
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Resilient Flooring

LAUNDRY

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

***Subfloor repair or installation of luan may be required.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceiling Fan with Light Kit

LIVING ROOM

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, LED light fixture with shade and lamps. Include ceiling fan mounting box. New fan is to be Energy Star rated.

***Price also includes additional electrical work to install new fan to current Electrical Code.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

21-Feb-20
2920 Mayflower Rd

Address

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - light brown aluminum-covered walls - some areas damaged on Side A and Side D (wood components which exist beneath the aluminum coverings are coated with lead-based paint)	Repair damaged aluminum siding by re-securing and/or using metal filler or epoxy and finishing repaired area to be smooth and ready for paint. For larger areas where wood is exposed, cover with new aluminum to match existing siding as close as possible. (Entire exterior to be painted under rehab scope). For corner areas in need of repair, trimming out the corner using painted wood or vinyl is acceptable.	1		
2	Side A through Side D - white, aluminum-covered fascia (aluminum damaged and wood components which exist beneath the aluminum coverings are coated with lead-based paint) and white wood soffits, crown moldings and trim boards	Remove damaged aluminum coverings and cover with Tyvek and aluminum (fascia). Areas that are not covered by aluminum (molding and trim), also wrap in Tyvek and aluminum.	1		
3	Side A Entry - white wood entry ceiling, crown moldings, ceiling support beams and trim boards	Scrape loose paint and repaint.	1		
4	Door C1 (to Room 3) - white wood door casings and header	Cover with Tyvek and aluminum.	1		
5	Room 3 Floor - elevated lead dust levels	Complete specialized cleaning of Room 3 floor (flooring is being replaced under rehab scope).	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES:

- 1 Complete all interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 4 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements.
- 5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date
Addendum #1	2/21/2021

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

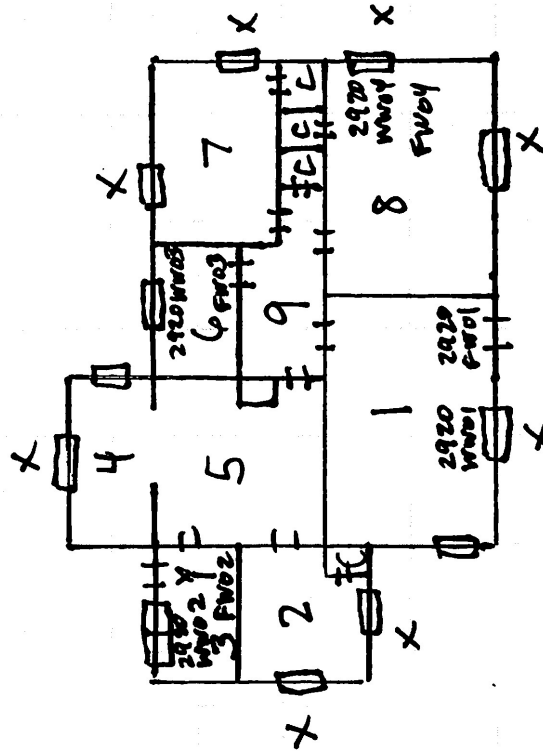
Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:


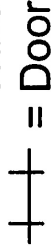
SIDE C



SIDE B

SIDE D

Legend

-  = Window
-  = Door
- X = Soil Sample Location

SIDE A

NOT TO SCALE